

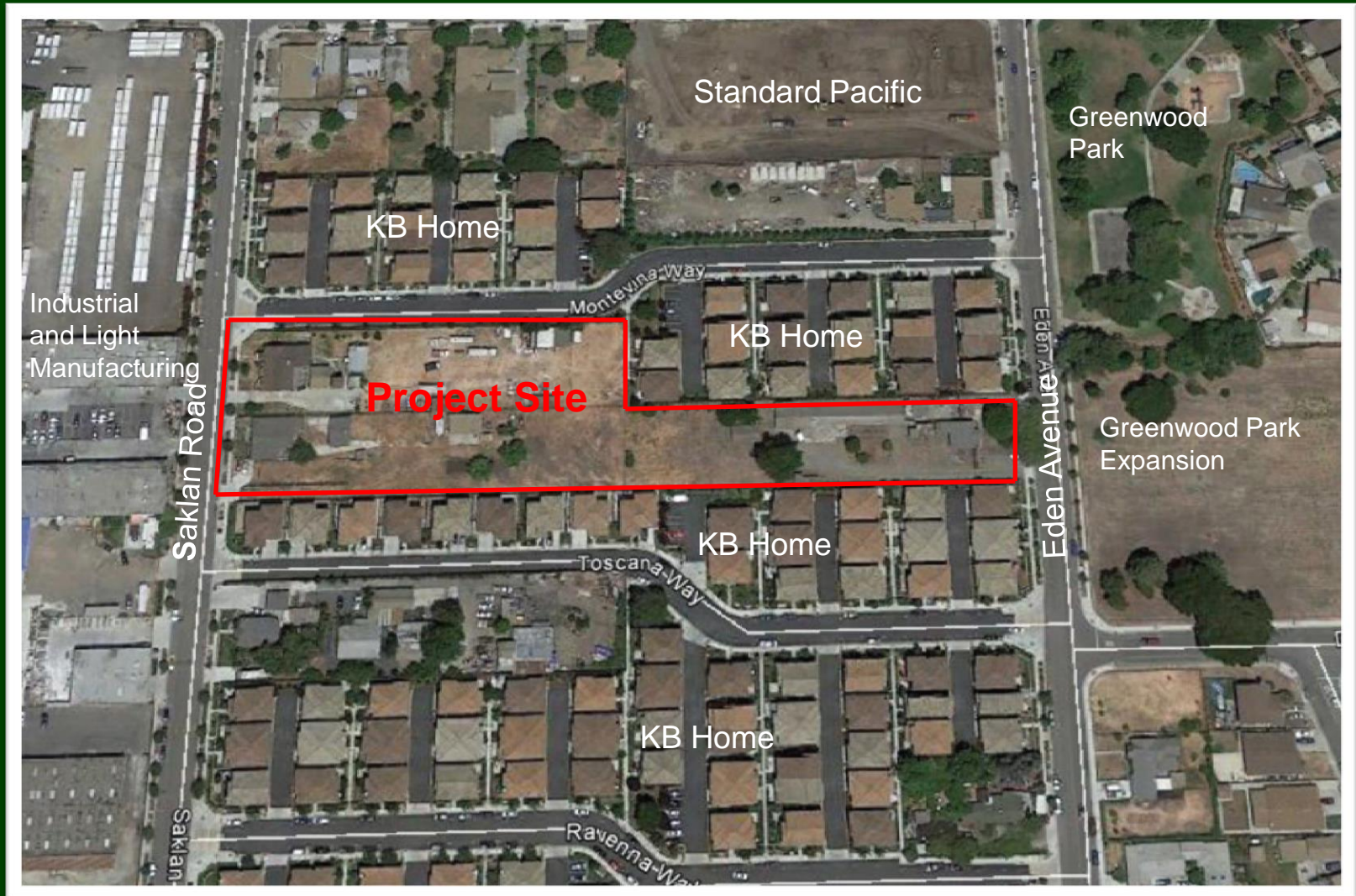


CITY OF
HAYWARD
HEART OF THE BAY

Eden Pointe
October 28, 2014
City Council Meeting

Linda Ajello, AICP, Associate Planner
Planning Division
Development Services Department





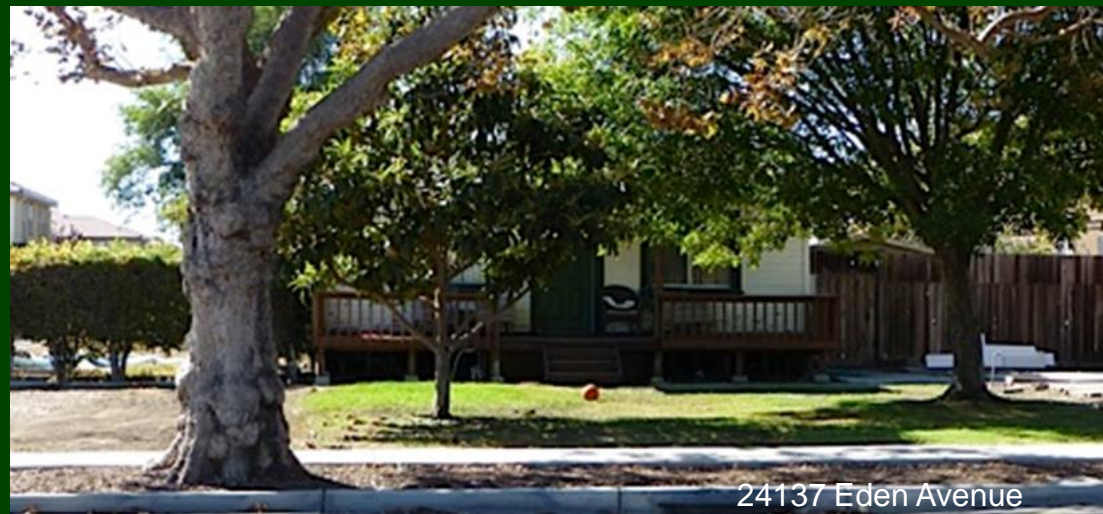


23830 Saklan Road



23836 Saklan Road

View of project site from Saklan Road



24137 Eden Avenue

View of project site from Eden Avenue

Eden Pointe

KB Home Development



Montevina Way from Saklan Road



Toscana Way from Saklan Road



Adjacent KB project from Saklan Road

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KB Home Development



Montevina Way



Eden Avenue



Landscaped Paseo

HAYWARD



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Plan 2 - Proposed Elevations



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Plan 3 - Proposed Elevations



PLAN 3 FRONT ELEVATION 'A', ITALIAN
SCALE: 1/8" = 1'-0"



PLAN 3 FRONT ELEVATION 'D', SPANISH
SCALE: 1/8" = 1'-0"



PLAN 3 FRONT ELEVATION 'C', TUSCAN
SCALE: 1/8" = 1'-0"



Eden Pointe

Plan 4 - Proposed Elevations



PLAN 4 FRONT ELEVATION 'A', ITALIAN
SCALE: 1/8" = 1'-0"



PLAN 4 FRONT ELEVATION 'D', SPANISH
SCALE: 1/8" = 1'-0"



PLAN 4 FRONT ELEVATION 'C', TUSCAN
SCALE: 1/8" = 1'-0"

Plan 4
Elevations



HAYWARD



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Plan 5 - Proposed Elevations



PLAN 5 FRONT ELEVATION 'A', ITALIAN
SCALE: 1/8" = 1'-0"



PLAN 5 FRONT ELEVATION 'D', SPANISH
SCALE: 1/8" = 1'-0"



PLAN 5 FRONT ELEVATION 'C', TUSCAN
SCALE: 1/8" = 1'-0"

HAYWARD



Home Type	Number of Lots:	Minimum Number of On-Site Parking Spaces Required (total)	Meets minimum requirements?
Single family homes with street parking	21	2 covered per dwelling unit (42)	Yes
Single family homes without street parking	14	2 covered per dwelling unit plus 2 uncovered spaces not blocking access to required covered parking (28 covered/28 uncovered)	Yes

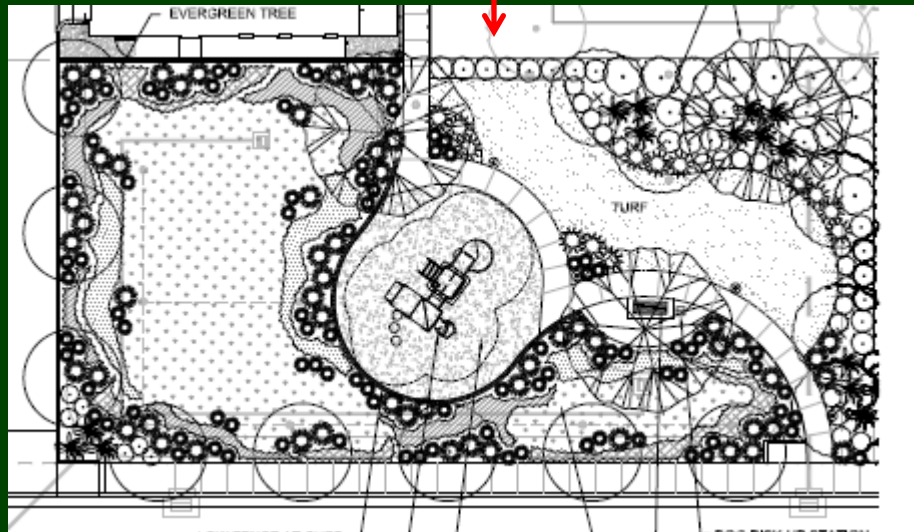
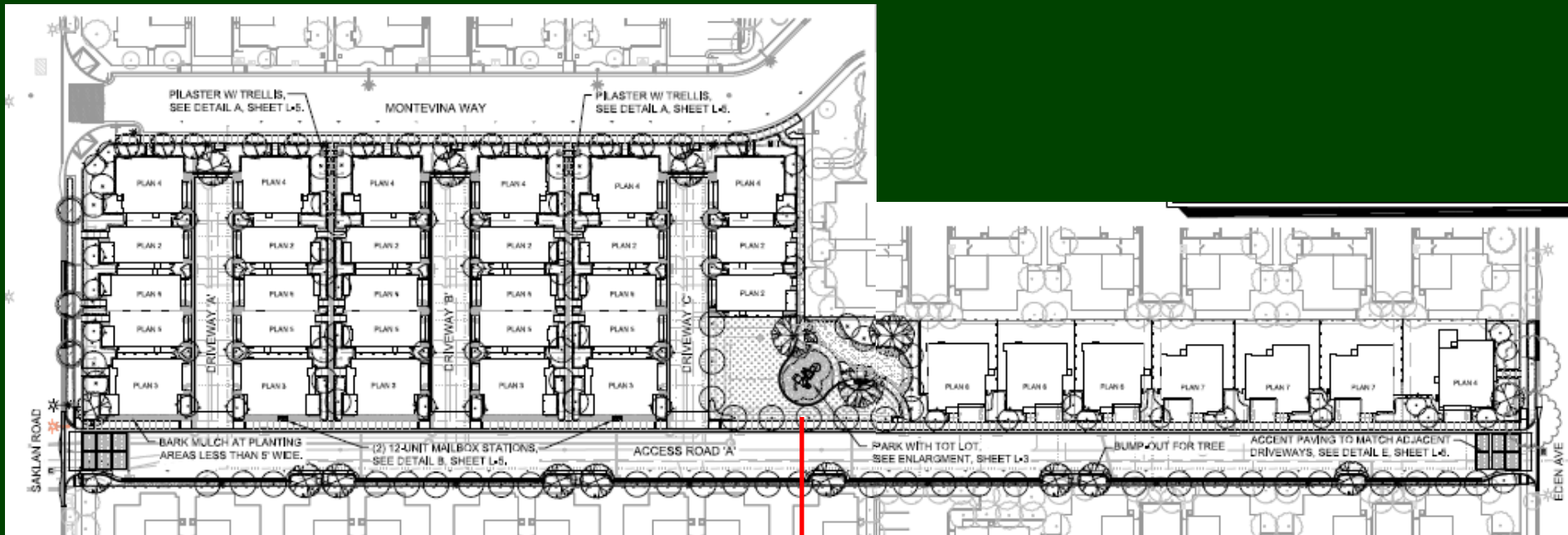
Open Space Type	Minimum Amount Required	Amount of Conforming Open Space Provided	Meets Requirement?
Private Open Space	Total minus group open space (350-100 sq. ft.) per unit Total: 8,750 sq. ft.	6,909 sq. ft.	No
Group Open Space	100 sq. ft. of usable open space per dwelling unit Total: 3,500 sq. ft.	Central Group Open Space 3,688 sq. ft.	Yes
Total Open Space	350 sq. ft. of usable open space for each dwelling unit Total: 12,250 sq. ft.	10,597 sq. ft.	No (Staff is recommending additional OS be provided.)

¹¹ Private open space may not include required front or street side yards, exceed a 3 percent slope, be less than 100 square feet in area, or have a dimension less than 10 feet.

¹² Group open space must be centrally located to all residents, cannot have a greater than 5 percent slope and not be less than 400 square feet in area.

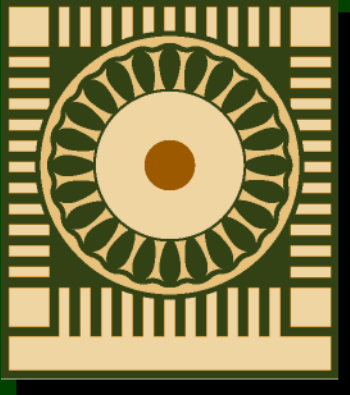
Eden Pointe

Site/Landscape Plan



Planning Commission and Staff Recommend that City Council:

1. Adopts the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program; and
2. Approve Vesting Tentative Tract Map to build thirty-five (35) attached and detached single-family homes; and
3. Introduce an Ordinance related to the Zone Change to a Planned Development District (PD), subject to the attached Findings and Conditions of Approval.



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